



**Connells**

Mowbray Road  
AYLESBURY



## Property Description

Located just a short walk from Aylesbury town centre, this spacious three-bedroom semi-detached home offers versatile living and a host of desirable features.

Upon entering, you're welcomed by a generous entrance hall that leads into a bright and airy front reception room, bathed in natural light thanks to a large front-aspect window and window to side. Adjacent to this is a second reception room, seamlessly connected to the kitchen via a contemporary archway. The kitchen itself is well-proportioned and thoughtfully designed, featuring a variety of wall and base units, an understairs cupboard, and space for essential appliances including a washing machine and fridge/freezer. Off the dining area, the conservatory provides a tranquil space to relax, with patio doors opening directly onto the fully enclosed rear garden.

Completing the ground floor is a convenient downstairs WC and a separate utility room.

Upstairs, the property boasts three generously sized bedrooms, two of which benefit from built-in cupboards, all served by a family-sized bathroom with a shower cubicle.

Outside, the rear garden is laid with patio and includes a fully insulated summerhouse—ideal for use as a home office, studio, or retreat. The property also benefits from driveway parking for two cars and a garage equipped with power and lighting, offering both practicality and potential.

### Entrance Hall

Door to front  
Carpet underfoot  
Radiator

### Lounge

18' 6" max x 11' 2" max ( 5.64m max x 3.40m max )  
Window to side  
Window to front  
Carpet underfoot  
Radiator

### Dining Room

9' 11" x 8' 10" ( 3.02m x 2.69m )  
Door and window to side  
Carpet underfoot  
Radiator

### Kitchen

9' 10" x 9' 3" ( 3.00m x 2.82m )  
Window to rear  
Understairs cupboard  
Wall and base units  
Space for washing machine and fridge/freezer  
Gas hob and electric oven  
Carpet underfoot  
Water filter

### Utility Room

7' 7" x 5' 10" ( 2.31m x 1.78m )

Window to rear

Door to rear

Space for dryer

## Landing

Carpet underfoot

Loft access with ladder

Fully boarded loft with lighting

## Bedroom One

11' 3" x 10' 10" ( 3.43m x 3.30m )

Window to front

Carpet underfoot

Radiator

## Bedroom Two

10' 9" x 10' 6" ( 3.28m x 3.20m )

Window to rear

Carpet underfoot

Radiator

Built in wardrobe

## Bedroom Three

7' 10" max x 7' 3" max ( 2.39m max x 2.21m max )

Window to front

Carpet underfoot

Radiator

## Bathroom

Window to rear

Vinyl underfoot

WC

Wash hand basin

Shower cubicle

Towel radiator

Part tiling

## Summer House

9' 4" max x 7' 4" max ( 2.84m max x 2.24m max )

Window to side

Fully insulated

No power

## Parking

Driveway

## Garage

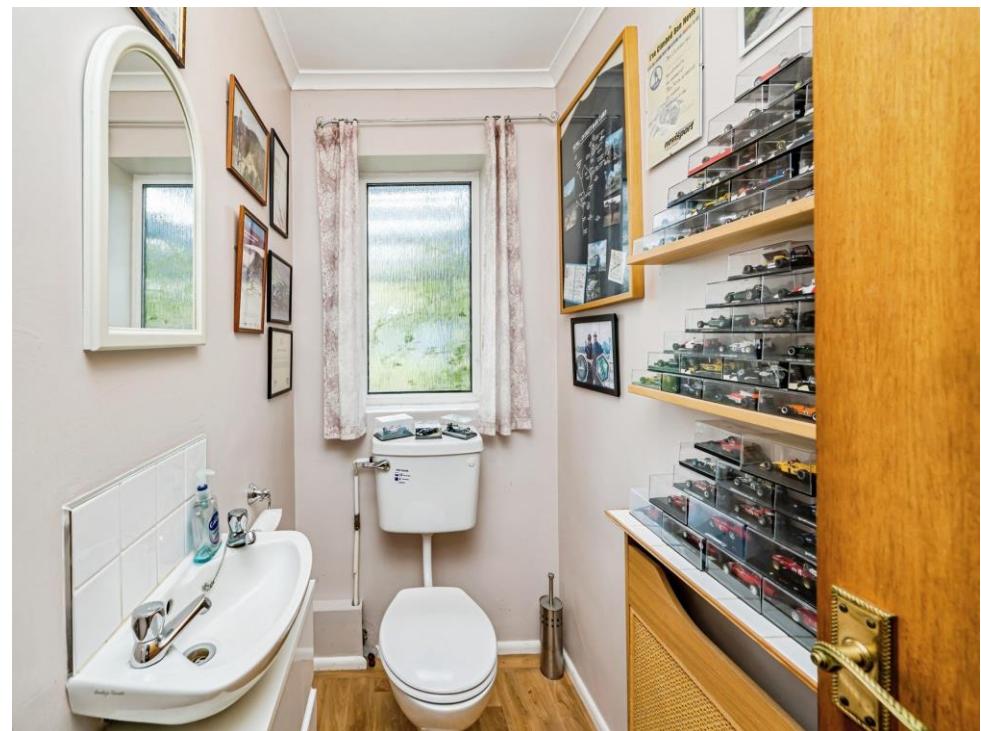
15' max x 7' 9" max ( 4.57m max x 2.36m max )

Up and over door

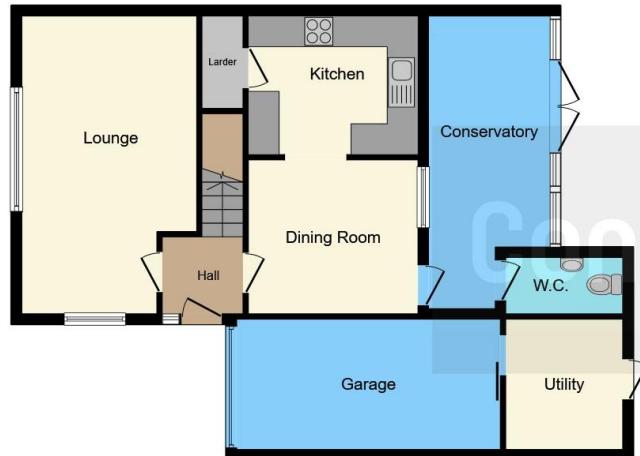
Door to rear

Power and lighting









**Ground Floor**



**First Floor**



**Outbuilding**

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**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

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